13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

In re:

1	Annette W. Jarvis, Utah Bar No. 1649
2	RAY QUINNEY & NEBEKER P.C.
_	36 South State Street, Suite 1400
3	P.O. Box 45385
	Salt Lake City, Utah 84145-0385
4	Telephone: (801) 532-1500
_	Facsimile: (801) 532-7543
5	Email: ajarvis@rqn.com
6	and
7	Lenard E. Schwartzer, Nevada Bar No. 0399
′	Jeanette E. McPherson, Nevada Bar No. 5423
8	SCHWARTZER & MCPHERSON LAW FIRM
Ĭ	2850 South Jones Boulevard, Suite 1
9	Las Vegas, Nevada 89146-5308
	Telephone: (702) 228-7590
10	Facsimile: (702) 892-0122
11	E-Mail: <u>bkfilings@s-mlaw.com</u>
11	
12	Attorneys for Debtors and Debtors-in-Possession

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

Debtor.

In re:	
USA CAPITAL REALTY ADVISORS, LLC	
	Debtor.
In re:	
USA CAPITAL DIVERSIFIED TRUST DEE	ED
FUND, LLC,	
	Debtor.
In re:	
USA CAPITAL FIRST TRUST DEED FUNI	O, LLC,
	Debtor.
In re:	
USA SECURITIES, LLC,	
	Debtor.
Affects:	
■ All Debtors	
☐ USA Commercial Mortgage Company	
☐ USA Capital Realty Advisors, LLC	
☐ USA Capital Diversified Trust Deed Fu	nd, LLC
☐ USA Capital First Trust Deed Fund, LL	-
,	

□ USA Securities, LLC

USA COMMERCIAL MORTGAGE COMPANY,

Case No. BK-S-06-10725 LBR Case No. BK-S-06-10726 LBR Case No. BK-S-06-10727 LBR Case No. BK-S-06-10728 LBR Case No. BK-S-06-10729 LBR

Chapter 11

Jointly Administered Under Case No. BK-S-06-10725 LBR

NOTICE OF FILING OF LOAN **SUMMARY AS OF SEPTEMBER 30, 2006** (AFFECTS ALL DEBTORS)

E-FILED ON September 20, 2006

Date: N/A Time: N/A

USA Commercial Mortgage Company, USA Securities, LLC, USA Capital Realty
Advisors, LLC, USA Capital Diversified Trust Deed Fund, LLC, and USA Capital First Trust
Deed Fund, LLC (collectively, the "Debtors") hereby file the attached loan summary as of
September 30, 2006.

Respectfully submitted this 20th day of October, 2006.

/s/ Lenard E. Schwartzer, Esq.

Lenard E. Schwartzer, Nevada Bar No. 0399 Jeanette E. McPherson, Nevada Bar No. 5423 SCHWARTZER & MCPHERSON LAW FIRM 2850 South Jones Boulevard, Suite 1 Las Vegas, Nevada 89146

and

Annette W. Jarvis, Utah Bar No. 1649 RAY QUINNEY & NEBEKER P.C. 36 South State Street, Suite 1400 P.O. Box 45385 Salt Lake City, Utah 84145-0385

Attorneys for Debtors and Debtors-in-Possession

	<u>Loan Name</u>	Origination Date	Loan Outstanding at 9/30/06	Interest Outstanding at 9/30/06	Interest Prepaid to Direct Lenders	Co	ollection Accoun	nt		Due to]
Performance Evaluation						September Interest Receipts	September Principal	Service Fee	Due to Lenders	DIV Fund	First Trust	Direct Lenders	No of Investors
Maturity Default	3685 San Fernando Road Partners, L.P.	8/2/05	7,350,000	447,857	-	-	_	_	-	-	-	_	83
Performing	5055 Collwood, LLC	2/24/06	964,433	14,512	_	17,193	23,561	924	39,829	_	_	39,829	33
Repaid	5252 Orange, LLC	12/22/05	304,400	14,012		17,100	20,001	JE4	00,020			00,020	66
					-	-	<u> </u>	-	-	-	-	-	
Non-Performing	60th Street Venture, LLC	12/22/05	3,700,000	170,220	-	-	=	-	-	-	-	-	49
Maturity Default	6425 Gess, LTD Amesbury/Hatters Point	4/14/05	26,500,000	3,714,821	1,672,697	-	-	-	-	-	-	-	286
Non-Performing	(Amesburyport Corporation)	12/16/02	19,242,193	1,239,237	102,863	442,881	-	32,295	307,723	46,725	5,278	254,958	393
Maturity Default	Anchor B, LLC	5/31/05	5,835,422	977,153	517,607	-	-	-	-	-	-	-	50
Repaid	Ashby Financial \$7,200,000 ³	5/3/04	-	-	1,545,601	2,010,137	7,200,000	163,161	7,501,375	156,279	-	7,345,096	73
Special Situation	B & J Investments ¹	9/29/99	-	-	-	-	-	-	-	-	-	-	1
Performing	BarUSA/\$15,300,000 (Barusa,	11/24/03	15,300,000	(177,167)	355,708	1,825,174		123,165	1,346,300			1,345,421	221
					-	1,823,174	<u> </u>	123,165	1,346,300	-	-	1,345,421	
Maturity Default	Bay Pompano Beach, LLC	6/20/05	14,680,390	493,949	-	-	=	-	-	-	=	-	407
Repaid	Beastar, LLC ²	5/2/05	-	-	-	-	=	-	-	-	-	-	84
Repaid	Beau Rivage Homes/\$8,000,000 ²	1/2/03	-	-	-	-	=	-	-	-	-	-	157
Maturity Default	Binford Medical Developers, LLC	8/31/05	7,450,000	403,114	-	-	=	-	-	-	-	-	92
Repaid	Boise/Gowen 93, LLC	8/26/05	-	-	-	22,883	18,995	1,765	40,112	-	-	40,112	17
Maturity Default	Brookmere/Matteson \$27,050,000 ⁴	10/29/03	5,964,848	260,399	-	5,000	-	372	4,628	-	1,568	3,060	229
Non-Performing	Bundy Canyon \$1,050,000 (Bundy Canyon Land Development, LLC)	1/6/06	1,050,000	23,257		-	=	_	-	_	_	-	1
Non-Performing	Bundy Canyon \$2,500,000 (Bundy Canyon Land Development, LLC)	5/2/05	2,300,000	124,507	=								34
	Bundy Canyon \$5,000,000 (Bundy					-		-			-	-	
Non-Performing	Canyon Land Development, LLC) Bundy Canyon \$5,725,000 (Bundy	9/28/05	4,250,000	240,433	-	-	-	-	-	-	-	-	43
Maturity Default	Canyon Land Development, LLC) Bundy Canyon \$7,500,000 (Bundy)	1/14/05	5,725,000	143,224	-	-	-	-	-	-	-	-	53
Maturity Default	Canyon Land Development, LLC) Bundy Canyon \$8.9 (Bundy	8/17/05	6,700,000	425,566	-	-	-	-	-	-	-	-	83
Not Funded	Canyon Land Development, LLC)	4/5/06	-	-	-	-	-	-	-	-	-	-	117
Special Situation	BySynergy, LLC \$4,434,446 ¹	2/3/06	-	-	-	-	-	-	-	-	-	-	3
Performing	Cabernet Highlands, LLC	2/17/05	3,000,000	(1,125)	-	76,250	-	5,000	71,250	-	-	71,250	65
Non-Performing	Castaic Partners II, LLC	7/11/05	5,600,000	526,673	76,040	-	_	_		-	-	-	57
Non-Performing	Castaic Partners III, LLC	9/22/05	4,675,000	297,423	_	_		<u> </u>	_	_		_	65
_	Charlevoix Homes, LLC (Lindsay			,		40.044		0.000	-			44.044	
Performing	and Chandler Heights, LLC) Clear Creek Plantation (Arapahoe	4/3/06	3,400,000	45,333	-	46,844	-	2,833	44,011	-	-	44,011	40
Non-Performing	Land Investments, L.P.) Cloudbreak LV (Cloudbreak Las	3/15/05	2,900,000	181,478	-	-	-	-	=	-	-	-	36
Maturity Default	Vegas, LLC) Colt CREC Building (Colt Gateway)	12/17/03	3,800,000	39,583	-	40,903	-	3,167	37,736	261	37,475	0	2
Non-Performing	LLC)	9/26/03	3,718,777	2,147,784	565,564	-	-	-	-	-	-	-	1
Non-Performing	Colt DIV added #1 (Colt Gateway LLC)	7/10/03	1,500,000	944,008	170,625	-	-	-	-	-	-	-	1
Non-Performing	Colt DIV added #2 (Colt Gateway LLC)	7/10/03	3,100,000	1,424,298	352,625	_	_	[_]	-	_	_	_	1

						Collection Account				Due to]
Performance Evaluation	<u>Loan Name</u>	Origination Date	Loan Outstanding at 9/30/06	Interest Outstanding at 9/30/06	Interest Prepaid to Direct Lenders	September Interest Receipts	<u>September</u> <u>Principal</u>	Service Fee	Due to Lenders	DIV Fund	First Trust	Direct Lenders	No of Investors
Non-Performing	Colt Gateway LLC	1/17/03	5,628,328	1,515,530	819,821	-		-	-	-	-	-	3
Non-Performing	Colt Second TD (Colt Gateway LLC)	8/19/03	1,000,000	601,256	384,583	=	-	=	Ē	-	-	-	1
Performing	Columbia Managing Partners, LLC	9/1/05	2,210,000	23,942	-	24,740	-	1,842	22,898	-	22,898	-	1
Non-Performing	ComVest Capital (Comvest Capital Satellite Arms, Inc)	1/11/06	4,125,000	180,335	-	-	_	_	-	-	-	_	56
Non-Performing	Copper Sage Commerce Center Phase II (Copper Sage	3/1/06	3,550,000	180,721	-	_	_	_	-	-	-	=	51
Repaid	Copper Sage Commerce Center, LLC	6/9/04	-	-	=	_	_	_	_	_	_	_	28
Maturity Default	Cornman Toltec 160, LLC	6/24/05	6,375,000	63,750		65,875		5,313	60,563		_	60,515	96
Maturity Default	Cottonwood Hills, LLC	6/14/05	4,000,000	46,667		48,222		3,333	44,889		11,222	33,667	21
-	Del Valle - Livingston (Del Valle			,		40,222		3,333	44,009		11,222	33,007	
Maturity Default	Capital Corporation, Inc) Del Valle Isleton (Del Valle Capital	8/25/05	19,250,000	422,136	-	-	-	-	-	-	-	-	239
Repaid	Corporation, Inc.)	3/22/05	-	-	-	-	-	-	-	-	-	-	76
Non-Performing	Eagle Meadows Development	10/19/05	31,050,000	2,206,367	-	-	-	-	-	-	-	-	295
Non-Performing	Elizabeth May Real Estate, LLC	2/24/06	10,050,000	603,819	-	-		-	=	-	-	-	147
Special Situation	EPIC Resorts Fiesta Development \$6.6 (Fiesta	Undetermined	12,970,694	6,970,523	-	-	-	-	-	-	-	-	1
Performing	Development, Inc.) Fiesta Development McNaughton	11/14/05	6,600,000	71,450	-	73,883	-	5,500	68,383	-	68,383	-	1
Performing	(Fiesta Development, Inc.)	1/10/05	6,000,000	1,501,048	-	-	-	-	-	-	-	-	1
Performing	Fiesta Murrieta (Fiesta Development, Inc.)	4/14/05	6,500,000	70,417		72,764	-	5,430	67,334	-	-	66,349	69
Interest Default	Fiesta Oak Valley (Oak Mesa Investors, LLC)	6/15/04	20,500,000	5,218,234	3,368,263	-	-	-	=	=	-	-	227
Interest Default	Fiesta USA/Stoneridge (Capital Land Investors, LLC)	9/22/03	10,000,000	3,315,818	2,372,277	-	-	-	-	-	-	-	100
Repaid	Fiesta/Beaumont \$2.4m (Fiesta Development, Inc.)	9/17/04	-	-	-	-	-	-	-	1	-	-	36
Non-Performing	Foxhill 216, LLC ⁵	2/23/06	25,980,000	1,763,387		=	-	-		-	-	-	300
Performing	Franklin - Stratford Investments, LLC	3/30/05	5,040,589	(26)	-	108,347	_	8,522	99,825	19,296	80,529	_	2
Repaid	Freeway 101 ²	8/9/04	=	=			_		=		-	=	57
Non-Performing	Gateway Stone (Gateway Stone Associates, LLC)	11/18/05	13,185,000	859,630	_	_		_	_	_	_	_	161
Repaid	Glendale Tower Partners, L.P.	6/9/05	-	-									95
	Golden State Investments II, L.P.		-	-		_			_		_	_	37
Repaid	Goss Road (Savannah Homes,	6/27/05			-	-		-	-	-	-	-	
Performing	LLC) Gramercy Court Condos	11/2/04	1,000,000	12,500	-	-	<u>-</u>	-	-	-	-	-	20
Maturity Default	(Gramercy Court, Ltd.)	6/25/04	34,884,500	2,448,941	-	-	-	-	-	-	-	-	332
Interest Default	Harbor Georgetown, L.L.C. Hasley Canyon (Los Valles Land &	8/16/04	8,800,000	875,963	148,785	-	-	-	=	-	-	=	103
Non-Performing	Golf, LLC.) Hesperia II (Southern California	3/3/04	11,700,000	2,625,897	1,054,597	-		-	-	-	-	-	114
Performing	Land Development, LLC) HFA - Riviera (Riviera-Homes for	4/1/05	4,250,000	60,208	-	62,215	-	3,542	58,674	-	-	58,674	65
Repaid	America Holdings LLC)	6/24/05	-	-		-		-	-	-	-	-	90
Non-Performing	HFA- Clear Lake LLC HFA- North Yonkers (One Point	1/6/05	16,050,000	3,422,343	2,140,552	-	-	-	-	-	-	-	207
Repaid	Street, Inc.)	1/11/05	-	-	-	-		_	-	-	-	-	298

						Co	ollection Accoun	nt		Due to]
Performance Evaluation	<u>Loan Name</u>	Origination Date	Loan Outstanding at 9/30/06	Interest Outstanding at 9/30/06	Interest Prepaid to Direct Lenders	September Interest Receipts	September Principal	Service Fee	<u>Due to</u> <u>Lenders</u>	DIV Fund	First Trust	Direct Lenders	No of Investors
Repaid	HFA- Riviera 2nd (Riviera-HFAH, LLC)	4/29/04	_	-		_	-	_	_	_	_	_	99
	HFA- Windham (HFAH Asylum,		F FF0 000	1 010 000	000 000								74
Non-Performing	LLC) HFA-Clear Lake 2nd (HFAH Clear	11/15/04	5,550,000	1,310,283	800,862	_	-	-	<u> </u>	-	-	-	
Non-Performing	Lake, LLC)	6/24/05	2,750,000	584,920	288,935	-	-	-	-	-	-	-	36
Non-Performing	HFAH/Monaco, LLC Huntsville (West Hills Park Joint	12/19/03	4,000,000	1,510,500	1,189,500	-	-	-	-	-	-	-	1
Maturity Default	Venture)	3/31/04	10,475,000	1,169,706	326,128	-	-	-	-	-	-	-	116
Performing	I-40 Gateway West, LLC	1/11/05	2,561,097	28,424	-	36,137	444,216	2,914	477,439	-	-	477,439	46
Non-Performing	I-40 Gateway West, LLC 2nd	3/1/06	1,065,000	28,440	=	-	=	-	=	-	-	-	23
Performing	Interstate Commerce Center Phase II (ISCC Phase II, LLC)	8/11/04	1,536,666	(1,512)	-	31,459	-	1,233	30,226	4,129	26,097	0	2
Performing	Interstate Commerce Center, LLC	2/20/04	1,149,082	(463)	-	14,909	543,101	2,577	555,433	546,239	304	2,159	4
Repaid	J. Jireh's Corporation	9/2/05		- (1997)	-	99,246	15,553	7,120	107,679	-	3,233	104,446	105
Performing	La Hacienda Estate, LLC	11/11/04	6,255,000	62,503	-	64,635	-	5,213	59,422	-		58,947	83
Maturity Default	Lake Helen Partners ⁶	12/7/04	3,159,704	298,770	-		-			_	_	_	35
Repaid	LCG Gilroy, LLC	11/23/04	-	-	_	_	_	_		_	_	_	59
Non-Performing	Lerin Hills, LTD	12/7/05	10,350,000	537,234		-	-	-	_	-	-	-	130
Interest Default	Margarita Annex ⁷	7/26/04	12,000,000	816,913		_	_	_	_	_	_	_	105
	Marlton Square (MS Acquisition			,	10.150								
Non-Performing Non-Performing	Company, LLC) Marlton Square 2nd (MS	8/11/05 8/11/05	30,000,000 6,000,000	2,367,184 595,028	13,458 15,078	-	-	-	<u>-</u>	-	-	-	272 108
_	Acquisition Company, LLC) Marquis Hotel (USA Investors VI,						-	-	-	-	-	-	
Non-Performing	LLC)	3/29/05	13,500,000	3,591,991	2,366,244		-	-	-	-	-	-	169
Non-Performing	Meadow Creek Partners, LLC	2/23/06	8,250,000	369,507	-		-	-	<u> </u>	-	-	-	103
Repaid	Midvale Marketplace, LLC Mountain House Business Park	6/30/05	-	-	-	-	-	-	-	-	-	-	49
Interest Default	(Pegasus-MH Ventures I, LLC) Oak Shores II (John E. King and	6/10/04	16,800,000	554,265	-	-	-	-	-	-	-	-	202
Maturity Default	Carole D. King) Ocean Atlantic \$9,425,000 (Ocean	6/6/05	12,150,000	471,373	=	-	=	-	=	-	-	-	176
Non-Performing	Atlantic Chicago, LLC)	1/23/06	8,925,000	583,057	=	-	=	-	-	-	-	-	105
Non-Performing	Ocean Atlantic (Ocean Atlantic/PFG-Westbury, LLC)	11/1/05	2,700,000	69,061	-	-	-	-	-	-	-	-	32
Repaid	Opaque/Mt. Edge \$7,350,000 (Opaque Land Development, LLC)	11/5/03	-	-		-	-	-	-	-	-	-	95
Performing	Palm Harbor One, LLC	12/14/05	27,563,849	(4,496)		790,042	916,151	58,919	1,647,274	-	92,196	1,555,078	309
Maturity Default	Placer Vineyards (Placer County Land Speculators, LLC)	12/10/04	31,500,000	3,717,337	1,228,292	-	-	-	-	-	-	-	343
Maturity Default	Placer Vineyards 2nd (Placer County Land Speculators, LLC)	12/10/04	6,500,000	923,881	259,999	-	-	-	-	-	-	-	118
Repaid	Preserve at Galleria, LLC	10/6/05	-	<u> </u>	-	86,838	3,591,750	5,680	3,672,908	-	-	3,668,962	73
Performing	Redwood Properties, LLC	11/15/05	269,641	34,039	-	-	-	-	-	-	-	-	1
Non-Performing	Rio Rancho Executive Plaza, LLC	1/17/06	6,023,000	62,136	-	97,014	-	7,860	89,154	-	2,774	86,380	32
Performing	Roam Development Group L.P.	3/23/05	559,485	5,515	-	-	-	-	-	-	-	-	291
Special Situation	Saddleback ¹	Undetermined	-	-									1

						Co	ollection Accour	nt	i	Due to]	
Performance Evaluation	<u>Loan Name</u>	Origination Date	Loan Outstanding at 9/30/06	Interest Outstanding at 9/30/06	Interest Prepaid to Direct Lenders	September Interest Receipts	September Principal	Service Fee	<u>Due to</u> <u>Lenders</u>	DIV Fund	First Trust	Direct Lenders	No of Investors
Interest Default	Shamrock Tower, LP (619 Main. LP)	8/5/04	10,500,000	2,340,504	1,482,168								87
interest Delauit	LF)	6/3/04	10,500,000	2,340,304	1,402,100	-	-	-			_	-	67
Special Situation	Sheraton Hotel ¹	9/28/99	-	-	-	-	-	-	-	-	-	_	1
	Slade Development, Inc.	12/5/05	3,525,000	177,250	-	-	-	-	-	-	-	-	40
Maturity Default	Southern California Land 2nd (Southern California Land	8/3/05	2,800,000	39,667	-	40,989	-	2,333	38,656	-	-	38,172	33
Interest Default	Standard Property Development, LLC	2/27/06	9,640,000	409,469	=	-	-	-	-	-	-	-	115
Interest Default	SVRB \$4,500,000 (SVRB Investments, LLC)	4/27/05	1,424,082	41,638	=	=	-	-	=	-	-	-	67
Interest Default	SVRB 2nd \$2,325,000 (SVRB Investments, LLC)	4/27/05	2,325,000	96,368		=	-	-	=	-	-	-	25
Non-Performing	Tapia Ranch (Castiac Partners, LLC)	9/28/04	22,000,000	2,123,449	359,262	-	ı	-	-	-	-	-	179
Interest Default	Ten-Ninety, Ltd./\$4,150,000 ⁸	12/30/02	4,150,000	2,175,046	1,676,535	-	1	-	-	-	-	-	18
Interest Default	Ten-Ninety	4/15/02	55,113,781	31,228,945	875,557	-	-	-	-	-	-	-	1
Non-Performing	The Gardens Phase II (The Gardens, LLC)	3/31/06	2,500,000	159,459	-	-	-	-	-	-	-	-	1
Non-Performing	The Gardens, LLC \$2,425,000 (The Gardens, LLC)	8/15/05	1,925,000	59,279	-	1	-	-	-	-	-	-	34
Non-Performing	The Gardens, LLC Timeshare (The Gardens, LLC)	3/24/04	3,691,351	78,488	ı,	11	ı	-	-	=	-	-	51
Repaid	Universal Hawaii ²	8/6/04	-	1	-	-	1	-	-	-	-	-	127
Performing	University Estates, Inc.	4/11/05	4,803,341	32,637	-	51,541	-	4,035	47,506	-	47,506	(0)) 1
Repaid	Urban Housing Alliance - 435 Lofts (Urban Housing Alliance, LLC)	7/13/05	-	-		=	-	-	-	-	-	-	110
Non-Performing	Wasco Investments LLC	11/23/04	6,450,000	846,908	319,637	-	-	-	-	-	-	-	86
			\$ 791,845,253	\$ 108,662,094		\$ 6,256,121	\$ 12,753,328	\$ 464,050	\$ 16,541,227	\$ 772,929	\$ 399,463	\$ 15,354,526	

¹These loans have undetermined amounts outstanding due to bankruptcy, foreclosures, change of ownership, etc.

 $^{^{\}rm 2}\,{\rm Principal}$ payments by borrower not returned to Investors.

³ Borrower is Ashby Financial Company, Inc. and R&D Land Investors, LLC.

 $^{^{\}rm 4}$ Borrower is Brookmere, LLC and Lord & Essex Matteson, LLC

⁵ Borrowers are Fox Hills 185, LLC, Fox Hills River East, LLC, Fox Hills 119, LLC, Fox Hills 62, LLC, and Fox Hills 37, LLC.

⁶ Borrower is Old City, L.C. and Lake Helen Partners, LLC

⁷ Borrower is John E. King and Carole D. King

⁸ Borrower is Ten-Ninety, Ltd. And William R. Levas and Dorothy Z. Lucas, Trustees of the Lucas Family Trust

 $^{^{\}rm 9}$ Overpayment was not applied to principal per instruction from Borrower.